



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

January 19, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
EASTERN AVENUE HILL IMPROVEMENTS
CATEGORICAL EXEMPTION – APPROVE APPROPRIATION
ADJUSTMENT AND RELATED ACTIONS
CAPITAL PROJECT NUMBER 86970
(FIRST DISTRICT) (4 VOTES)**

SUBJECT

This action provides a plan to address post-closure maintenance responsibilities related to the County-owned closed Blanchard Landfill, which is necessary for current and future land use of the Eastern Avenue Hill Complex (Eastern Hill); and to obtain jurisdictional approvals for slope stabilization and storm drain system improvements to the Complex.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the proposed Eastern Avenue Hill Complex Improvements project is exempt from the California Environmental Quality Act (CEQA) for the reasons stated in this letter and in the record of the project.
2. Direct the Chief Executive Officer to obtain final local jurisdictional agency approvals to address post-closure maintenance responsibilities related to the County-owned closed Blanchard Landfill, which is necessary for current and future land use for the Eastern Avenue Hill Complex and authorize the Director of Public Works to carry out the Eastern Avenue Hill Complex Improvements project.

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

3. Approve the appropriation adjustment transferring \$10,027,000 from the Designation for Capital Projects and Extraordinary Maintenance to the 2009-10 Capital Projects/Refurbishments Budget for the Eastern Avenue Hill Improvements project (Capital Project No. 86970) to fund project costs.
4. Authorize the Chief Executive Officer to enroll the County in General Order No. R4-2002-022 (General Waste Discharge Requirements for Post-closure Maintenance of Inactive Nonhazardous Waste Landfills within the Los Angeles Region) and submit the required annual permitting fee not to exceed \$30,000 with the California Regional Water Quality Control Board to address post-closure landfill maintenance responsibilities for the County-owned closed Blanchard Landfill, which is located on the Eastern Avenue Hill Complex.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) and enable the County to provide a plan to address post-closure maintenance responsibilities for the County-owned closed Blanchard Landfill, which is located on Eastern Hill. The recommended actions will also authorize the Chief Executive Officer to finalize and obtain local jurisdictional agency approvals to address current and future land use for the Eastern Hill and address known deficiencies.

Background

Eastern Hill is located in East Los Angeles, south of the 10 and west of the 710 Freeways. Eastern Hill houses existing operations for several County departments, including the Internal Services Department (ISD), Fire Department (Fire), and the Sheriff's Department (Sheriff). This 124.0 acre site also houses the non-operational Sybil Brand Institute (SBI) and two non-active closed landfills, Blanchard and Cogen, which are located on the eastern portion of the hill.

Current Site Conditions and Repairs

The Blanchard and Cogen Landfills are both closed and have known deficiencies such as: erosion of their slopes, existing storm drain blockages, and landfill gas generation. These issues are deemed to be public health and safety concerns. The regulatory agency that monitors landfills and all solid waste facilities within the County's jurisdiction is the Los Angeles County Department of Public Health - Solid Waste Management Program, which serves as the lead enforcement agency (LEA).

In order to protect the slopes from further erosion, we have completed the following short-term repairs: installation of a chain link fence to restrict unauthorized access to the area; sandbags to divert water away from the eroded slope; a visqueen cover on the slope erosion area to protect from further erosion; and a temporary flexible pipe to replace the section of pipe that was damaged, which will divert storm water flow to the existing drainage channel adjacent to the 710 Freeway.

Further, an earthen and rock berm was previously constructed along the top of the eroded area to divert surface water from migrating over the slope to prevent further erosion. The berm has been further augmented with several rows of sandbags to further prevent water from migrating across the slope.

In order to fully restore the damaged portion of the landfill, the long-term repairs discussed herein are needed to reconstruct the slope, provide containment of the landfill debris, and improve the existing drainage system.

Eastern Hill Post-Closure Land Use Plan

In order to further develop Eastern Hill, the County is required to prepare a Post-Closure Land Use Plan (PLUP) that meets Title 27 requirements of the California Code of Regulations. Title 27 regulations are in place to protect public health, public safety, and the environment from adverse impacts of closed landfills. Any improvements (i.e., proposed construction) that are within 1,000 feet of landfills, either inactive or active, will trigger this statutory requirement. In conjunction with the LEA, other agencies such as the South Coast Air Quality Management District (SCAQMD) and the California Regional Water Quality Control Board (Regional Water Board) also monitor maintenance and development activities that impact air quality and soil/groundwater quality. Each of these agencies will review the PLUP to ensure the County is meeting regulatory requirements.

The PLUP is a detailed document, that outlines repair strategies to address the deficiencies and protect the surrounding areas from adverse impacts of the landfills, such as ground settlement and landfill gas migration. The PLUP also details how future Eastern Hill developments would impact the landfills and the steps needed to mitigate such impacts. The LEA's approval of the PLUP is required prior to commencing construction for future development on Eastern Hill.

The Chief Executive Office and the Department of Public Works (Public Works) have been working with an environmental planning firm, BonTerra Consulting, to develop a comprehensive site management plan for Eastern Hill, which also includes PLUP development to correct current slope and storm drain deficiencies and identify opportunities for future development. In addition to meeting Title 27 requirements, the PLUP addresses the following immediate issues:

- Landfill issues and the continued production of landfill gases
- Slope erosion and slope stability
- Storm drain deficiencies pertaining to the overall Eastern Hill

Landfill Gas Monitoring Measures

As previously discussed, the Blanchard and Cogen Landfills have both been closed since 1959 and have known deficiencies such as landfill gas generation. There is currently no official documentation detailing how these landfills were closed and capped.

The primary landfill gases of concern at the sites are methane and carbon dioxide. In order to obtain current information concerning landfill gas generation and migration patterns, we plan to install additional landfill gas monitoring probes at various locations within the landfills and along the known perimeters of both landfill sites. These probes will gather information that can be monitored and used to determine appropriate mitigation strategies for Eastern Hill.

There are seven existing landfill gas probes currently being monitored on Eastern Hill, which are located at various locations within the Biscailuz Center. The PLUP proposes to add twelve additional probes: six for Blanchard and six near Cogen. Details showing the proposed landfill gas monitoring probe locations are shown on the attached site map (Attachment A). Should the collected data indicate landfill gas generation above an acceptable level the LEA will require the County to design and install a landfill gas extraction and control system, which will be included in a revised PLUP. If an extraction system is required, we will return to your Board upon completion of the design of such system to approve any required environmental documents and obtain approval to adopt and advertise plans and specifications for construction.

Slope Stabilization

Slope repairs are planned to meet pre-failure conditions, that involve reconstruction to match adjacent slopes. Potentially large amounts of imported soil may be needed to meet pre-failure conditions.

Permanent repairs to the Blanchard slope will include filling eroded areas with soil to cover the exposed refuse material, repair and re-grading of the slope, and revegetation of the slope. Other improvements will include repair and reconstruction of McBride Avenue and erosion repairs along the Blanchard slope.

Storm Drain Realignment

Existing storm drain deficiencies will be addressed through improvements to convey storm water runoff from Eastern Hill, including the existing Biscailuz Center and Fire Headquarters. Video inspections of the existing storm drain system show that the system is in poor condition and needs repair. Various storm drain repair and realignment options have been analyzed and repairs that require the least amount of impact to the existing landfills are recommended.

The improvements consist of installing a 60-inch solid wall High Density Polyethylene (HDPE) pipeline under the existing ISD facility parking lot that will serve as a linear detention basin to capture the storm flow from the Biscailuz Center parking lot. This new pipeline replaces a part of the existing storm drain system serving Blanchard that has been found collapsed and which will be abandoned in place. This captured flow will dissipate through a new 24-inch HDPE pipe connection to the existing storm drain system currently serving the southern slope area of Eastern Hill. In addition, a new above-grade 30-inch line will be constructed along a ravine between the existing Blanchard and Cogen landfill sites replacing a part of the existing storm drain system serving Blanchard that has been found collapsed. This new above-grade line will drain a portion of the Biscailuz Center and Fire Headquarters. Furthermore, the existing storm drain system serving Blanchard will be repaired by relining existing storm drain pipes, replacing and upgrading catch basins, and replacing the blown out storm drain section adjacent to the 710 Freeway.

Upon completion of design, the work will be accomplished through Board-approved Job Order Contract (JOC) or low bid as appropriate.

General Order No. R4-2002-022

A draft PLUP has been prepared and is currently under review with LEA and various jurisdictional agencies. The Regional Water Board has ordered that the County enroll in its General Order No. R4-2002-022 (General Waste Discharge Requirements for Post-closure Maintenance of Inactive Nonhazardous Waste Landfills within the Los Angeles Region) and provide a single groundwater monitoring well and additional groundwater testing for monitoring and reporting. Part of the General Order enrollment involves submittal of the Regional Water Board's Form 200 and an annual permitting fee. The annual permitting fee will be calculated by the Regional Water Board upon receipt of the County's Form 200, and is estimated to cost up to \$30,000. Therefore, we are requesting authorization to process the required annual enrollment fee for a not to exceed fee of \$30,000. This fee will be calculated and submitted upon finalization of the Regional Water Board's annual permitting fee and official notification to the County. Should the fee be higher than \$30,000, we will return to your Board to seek additional authorization prior to submitting the fee.

Eastern Hill Improvements - Next Steps

The estimated cost to prepare the PLUP and obtain approval from the local jurisdictional agencies, which includes design and construction to address known deficiencies is \$17,322,500.

A schedule of tasks and workflow showing a comprehensive plan to address these issues in a phased manner is attached (Attachment B). It shows the relationship and proposed sequence of various activities on Eastern Hill.

It is anticipated that LEA approval of the PLUP will be granted by early 2010. Twenty-four (24) months are needed from Board approval to fully implement the corrective actions (slope stabilization, storm drain repair and realignment, landfill gas monitoring and mitigation, vegetation of the Blanchard slope, and repair and reconstruction of McBride Avenue) outlined in the PLUP.

Various options to perform additional work on Eastern Hill to fully address slope and drainage deficiencies that are above and beyond PLUP requirements, but would provide overall improvement to Eastern Hill, are also under review. This additional work would include:

- Install additional landfill gas monitoring measures at SBI
- Repair, regrade, and stabilize southern slopes
- Slough (retaining) wall installation at toe of southern slope
- SBI offsite drainage improvements
- Enhanced hillside landscaping and hardscape on the southern and SBI slopes and the integration of civic art elements.

We will return to your Board for approval of additional work once plans are finalized.

At this time, it is estimated that an additional \$9,808,500 will be required to include these additional improvements, for a total project cost of \$27,131,000.

The LEA's jurisdictional approval of the Eastern Hill PLUP would precede the issuance of any building permits for the various projects on Eastern Hill. It is envisioned that the detailed design of the various projects on Eastern Hill can proceed subsequent to the jurisdictional approval of the PLUP and in parallel to the implementation of the provisions of the PLUP. However, the successful implementation of the PLUP would be a prerequisite to the issuance of Certificates of Occupancy for the Biscailuz Center projects.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3) by addressing known post-closure landfill maintenance responsibilities thereby improving the quality of life for citizens of the County of Los Angeles.

FISCAL IMPACT/FINANCING

Storm drain, slope repair, and landfill gas monitoring measures for Eastern Hill, including design, permitting, construction, and County services associated with the PLUP are estimated to cost \$17,322,500. The additional work to further address site deficiencies outside of the PLUP is estimated to cost \$9,808,500, for a total project cost of \$27,131,000.

Your Board has previously allocated \$17,104,000 in prior year net County cost within the Capital Projects/Refurbishments Budget for the Eastern Hill Improvements project (Capital Project No. 86970). Approval of the attached appropriation adjustment will transfer \$10,027,000 from the Designation for Capital Projects/Extraordinary Maintenance to the 2009-10 Capital Projects/Refurbishments Budget for the Eastern Avenue Hill Improvement Project (Capital Project No. 86970) to fund costs needed to develop and implement the PLUP and address additional site deficiencies on Eastern Hill.

The Project Schedule and Budget Summary are attached (Attachment C).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Your Board previously approved two capital projects to relocate the Sheriff's Special Enforcement Bureau (SEB) and the Sheriff's Training Academy from the East Los Angeles Civic Center and STARS Center in Whittier to Eastern Hill, respectively.

The majority of the work associated with the SEB Replacement project was completed in 2007. The remaining SEB Replacement project work and the Sheriff's Training Academy Relocation project were temporarily put on hold to evaluate and address slope and drainage issues on Eastern Hill. We plan to return to your Board with recommendations to restart these projects within the next few weeks.

The Eastern Avenue Hill Improvements project will include one percent of the estimated design and construction costs to be allocated to the Civic Art Special Fund. The Civic Art fee will be calculated and transferred to the Civic Art Special Fund in a forthcoming Board action.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from CEQA. The project, which includes slope repair, protection and restoration, repairs and upgrades related to drainage, installation of landfill gas monitoring probes, street repair and reconstruction, and slope landscaping. Installation of monitoring well and groundwater testing within landfill boundaries falls within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301(c)(d) and (f); Section 15302(c); Section 15303(d) and (e); Section 15304; and Section 15378(b) of the State CEQA Guidelines, and the revised Environmental Document Reporting Procedures and Guidelines, Classes 1(e)(i)(n)(p)(x14) and 2(b), adopted by your Board on November 17, 1987. The project involves negligible or no expansion of an existing use, and replacements having the same purpose and capacity as the replaced features. In addition, the project is not in a sensitive environment and there are no cumulative impacts, unusual circumstances or other limiting factors that would make the exemptions inapplicable based on the project records.

Upon your Board's approval of the project, Public Works will file a Notice of Exemption with the County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Public Works will take the appropriate measures to minimize any impacts on departmental operations for County functions located on Eastern Hill during completion of the project.

The Honorable Board of Supervisors
January 19, 2010
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CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; and the Department of Public Works, Project Management Division II.

Respectfully submitted,

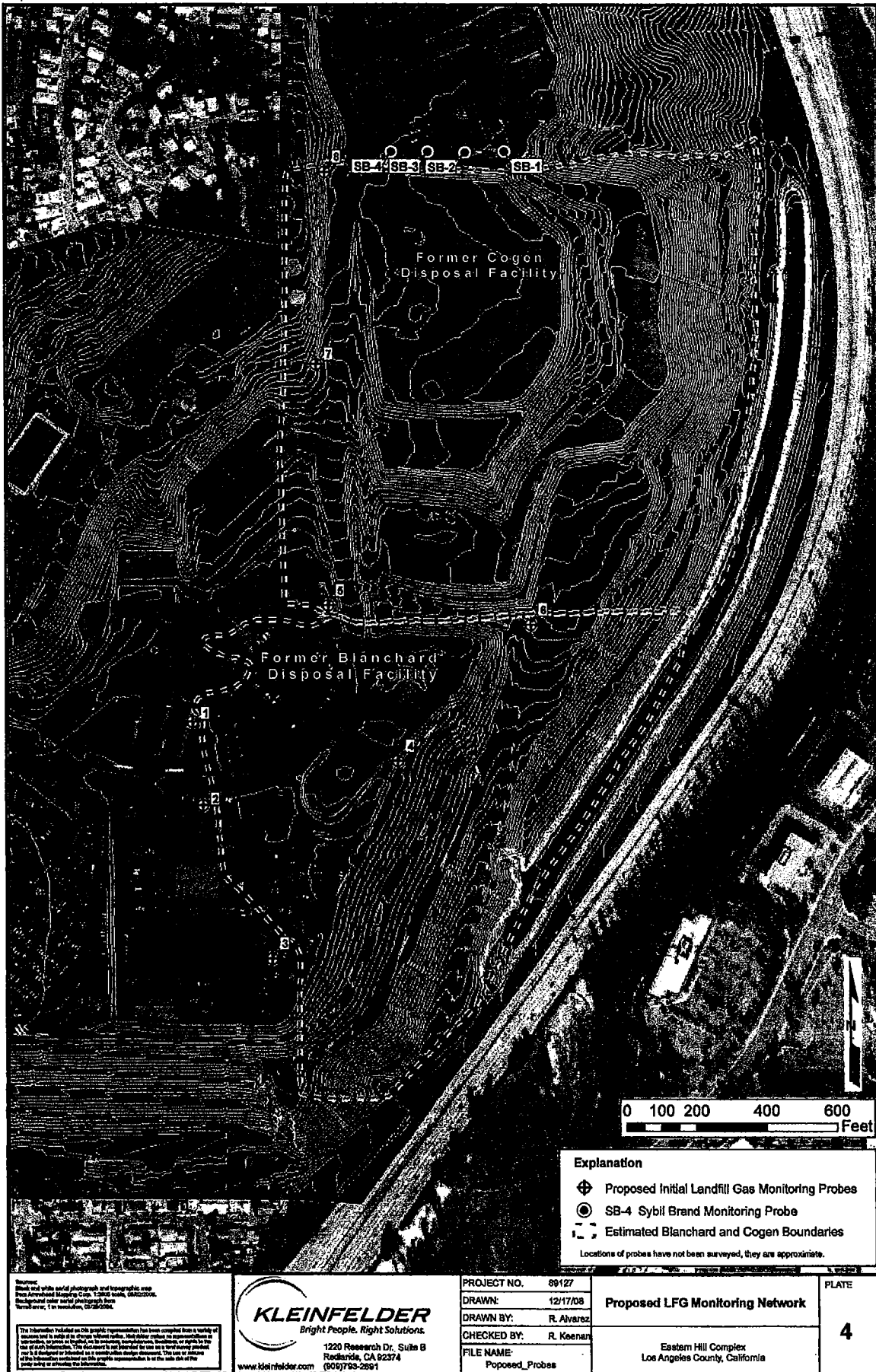


WILLIAM T FUJIOKA
Chief Executive Officer

WTF:GF:SK
DJT:TJ:zu

Attachments

- c: Executive Office, Board of Supervisors
- Arts Commission
- Auditor-Controller
- County Counsel
- Department of Public Works
- Office of Affirmative Action Compliance



	2009		2010												2011												2012												2013											
	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12												
Post-Closure Land Use Plan (PLUP)																																																		
Finalize Blanchard PLUP																																																		
Agency Approval of Blanchard PLUP																																																		
Implementation of PLUP Measures																																																		
Permanent Storm Drain Design																																																		
Permanent Storm Drain Plan Check																																																		
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LFG Control System Bid & Award																																																		
LFG Control System Construction																																																		
PLUP Implementation Complete																																																		
RWQCB Groundwater Monitoring Issues																																																		
Resolve RWQCB review comments																																																		
Groundwater Monitoring Well Design																																																		

January 19, 2010

ATTACHMENT C

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Design	
Construction Document Submittal	08/25/11
Jurisdictional Approval	12/28/11
Bid and Award	04/03/12
Construction Substantial Completion	06/12/13
Acceptance	07/30/13

II. PROJECT BUDGET SUMMARY

Budget Category	Temporary Repairs for the Blanchard Slope	Phase 1 Blanchard PLUP Required Improvements	Phase 2 SBI LFG Monitoring Measures	Phase 3 South & SBI Slopes Improvements	Phase 4 South & SBI Slopes Landscape/ Hardscape	Project Grand Totals
Construction (a) Construction (b) Change Orders	\$ 150,000 \$ 22,500	\$ 8,000,000 \$ 800,000	\$ 316,000 \$ 47,000	\$ 1,600,000 \$ 240,000	\$ 4,000,000 \$ 600,000	\$ 14,066,000 \$ 1,709,500
Subtotal	\$ 172,500	\$ 8,800,000	\$ 363,000	\$ 1,840,000	\$ 4,600,000	\$ 15,775,500
Equipment	—	—	—	—	—	—
Plans and Specifications	—	\$ 1,700,000	*	*	*	\$ 1,700,000
Consultant Services	—	\$ 2,100,000	\$ 73,000	\$ 92,000	\$ 230,000	\$ 2,495,000
Miscellaneous Expenditures	\$ 5,000	\$ 20,000	\$ 5,000	\$ 5,000	\$ 10,000	\$ 45,000
Jurisdictional Review and Plan Check	—	\$ 200,000	\$ 7,000	\$ 37,000	\$ 92,000	\$ 336,000
County Services	\$ 145,000	\$ 900,000	\$ 18,000	\$ 92,000	\$ 230,000	\$ 1,385,000
Civic Art	—	—	—	—	\$ 175,000	\$ 175,000
Project Phase Subtotal	\$ 322,500	\$ 13,720,000	\$ 466,000	\$ 2,066,000	\$ 5,337,000	\$ 21,911,500
Project Phase Contingency – 25%**	—	\$ 3,280,000	\$ 117,000	\$ 517,000	\$ 1,305,500	\$ 5,219,500
TOTAL PROJECT PHASE COST	\$ 322,500	\$ 17,000,000	\$ 583,000	\$ 2,583,000	\$ 6,642,500	\$ 27,131,000

*The Plans and Specification Fees for Phases 2 through 4 are included in the Phase 1 Column

**Since the proposed project improvements are being constructed on or near a known landfill area, a 25% project phase contingency has been established to address unforeseen site conditions that may be encountered during the course of the project.

PINK (1)

BA FORM 09/09

BOARD OF
SUPERVISORS
OFFICIAL COPY

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. NO. 600

DEPARTMENT OF CHIEF EXECUTIVE OFFICE

December 23, 2009

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 09-10

4 - VOTES

SOURCES

USES

General Fund.
Designation for CP and Extraordinary Maintenance
A01-3077
CANCEL DESIGNATION \$10,027,000

Eastern Hill Improvements (1)
A01-CP-6014-65099-86970
Fixed Assets - Building and Improvements
INCREASE APPROPRIATION \$10,027,000

SOURCES TOTAL: \$ 10,027,000

USES TOTAL: \$ 10,027,000

JUSTIFICATION

This appropriation adjustment will transfer \$10,027,000 from the Designation for Capital Projects and Extraordinary Maintenance to the Eastern Hill Improvement Project - Capital Project Number 86970 to fund project costs.


AUTHORIZED SIGNATURE Jan Takata, Senior Manager, CEO


BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR --

☐ ACTION

☒ RECOMMENDATION

AUDITOR-CONTROLLER


BY 
Jan 5 20 10

B.A. NO. 081

☒ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY 
Jan 6 20 10

SEND 6 COPIES TO THE AUDITOR-CONTROLLER.